

Sales Particulars



Freehold Lock-Up Convenience Stores with Off License and Lottery.

Neath Ref CS 173



Price
Freehold Property & Business: £110,000 plus sav

Business: A very well established and busy corner shop operating as convenience stores with the benefit of an off license, counter newspapers and a full lottery facility. The business has low overheads with no rates payable. The business is an ideal starter business for possibly a couple to venture into a retail business at a reasonable price.

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80, Windsor Village, Port Talbot SA12 7EY Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

C B Archer trading as Arrow Business Sales

Location: The business occupies a corner plot and is located in a residential area close to the town centre of Neath, South Wales

Financial Details:

Average weekly sales: £7,500 plus lottery and lottery commissions

Accounts: Will be made available once the business has been viewed.

Opening Hours:

7.30am to 9.00pm Monday to Friday

8.00am to 9.00pm Saturday

9.00am to 9.00pm Sunday



Premises:

The ground floor property comprises of the entrance door leading into the shop (approx. 29.9 sq. metres) equipped with the counter and electronic till.

Other equipment includes:

Chilled wine display cabinet

Chilled soft drinks display cabinet

Two Dairy and cooked meats display chiller cabinets

Ice cream display freezer

Self-service coffee vending machine

Microwave oven

CCTV system

There is a storeroom (approx.16.9 sq. metres) to the rear which is fully shelved out and a staff toilet.



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Accommodation

Although the property is a lock-up with no accommodation there are houses close by that are presently on the market at very reasonable asking prices.

Tenure:

Freehold

Rates: Nil under the small business rate relief scheme

There are shutters securing the entrance door and the window

Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **0333 1234 311** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold, goodwill, fixtures and fittings and should be made to this office

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

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